Zitin K. Joshi

B.Sc.(Hons.) LL.B. (Advocate)

Office: Flat No.461, Building No.32, Pushpak Shree Co-op. Housing Social Chowk. Opp. Garden, Lokmanyanagar, Sadashiv Peth. Pune 411 030 Chamber No.B-10. Shivajinagar, Court Campus, Pune 411 005 Tel. (020) 24320655, Mobile. 98220-75030 Society, Datta Mandir

Court

Date 16/08/2016

UPDATE OF TITLE OPINION

WAGHOLI, Gat No. 1347/5, M/S. JALAN MAPLE SHELTERS,

Tal. Haveli, Dist. Pune

SUB: Update of Title Opinion dated 30/05/2011 and its earlier updates dated 06/01/2014 and 30/09/2015 in respect of Property bearing Gat No.1347/5 (old Gat No.2333/5) admeasuring about 02 Hectare, 72.24 Aar out of total area of 4 Hectare, 33 Aar., Gat No.1347, Hissa No.1, admeasuring about 00 Hectare, 05 Aar out of total area of 4 Hectare and 08 Aar and Gat No. 1343/A-2 admeasuring about 80 Aar out of 19 Hectare 08 Aar. situate at Village Wagholi Tal. Haveli, Dist. Pune.

Dear Sir

dated 09/08/2016. He has not found any detrimental entry in respect of property under the said search for the abovementioned period and he has submitted his search report I have caused the search to be taken of Index II registers kept at the office of Sub subject in those Registers Registrar, Haveli, Pune from 2015 to till date. Advocate Tushar R. Patil has conducted

the other hand. The said Deed of Correction is registered at Sr. No. 4365 at the office of There and others under the Sale Deed dated 07/04/2011 has been increased to 47000 Sq. Fts. Joint Sub Registrar, Haveli No. 23, Shri. Pradeep Prakash Ubale and others on one hand and M/s. Jalan Maple Shelters on area of construction of 43000 Sq. is one transaction of Deed of Correction dated 02/06/2015 executed between Pune on even date. By the said Deed of Correction Ŧ to be given to Shri. Pradeep Prakash Ubale

and 30/09/2015 remain same as far as investigating of the title of the property under opinion dated 06/01/2014 and 30/09/2015 is to be read with this update Title Opinion Pradeep Ubale. As such, my Title Opinion dated 30-5-2011 and earlier updates of title subject is My Title Opinion dated 30-5-2011 and earlier updates of title opinion dated 06/01/2014 concerned except the increased construction agreed to be

Hence My update Title Opinion.

Tushar R. Patil

B.S.L., LL.B.

Mobile No. - 8087160209 **ADVOCATE**

Pimple Gurav, Pune - 411 061. Behind Ganesh Magal Karyalay, Ground Floor, Kawadenagar, Narmaheel, Survey No. 56/2/30

SEARCH REPORT

Date: - 09/08/2016

Description of Property:-

Parishad Pune. (Hereinafter referred to as "the said Property"). Gat No. 1347/1 situated at Village Wagholi, Tal. Haveli, District Pune within the limits of Zilla admeasuring 00 Hectare 05 Ares out of total area admeasuring 04 Hectares 08Ares bearing admeasuring 4 Hectares 53 Ares bearing Gat No. 1347/5, All that piece and parcel of Land All that piece and parcel of Land admeasuring 02 Hectare 72.24 Ares out of total area

- $\dot{\mathcal{S}}$ I was instructed by Advocate Nitin K. Joshi, to take search of the said property from the Index II registers maintained at Sub-Registrar's Offices Haveli, Pune for last 2 years i.e. from the year of 2015 to 2016
- ယ bearing No. 103381. The said Challan and receipt is attached with the present Search government vide Accordingly, I have commenced my search and completed it. I have made the online Department ₫ of Registration and Stamps. The payment of search Fees is search on 05/08/2016at website of Government GRN No: MH003278124201617E. I have obtained the receipt of Maharashtra, paid to
- 4 I have perused the Index II registers for the years 2015 to 2016. I have also conducted taken online search on the web site http://esearch.igrmaharashtra.gov.in from the year search of the said property in the Sub-Registrar Offices of Haveli, Pune. I have also 2015 to 2016. I have come across the following entries regarding the said property.

In the Year 2015:-

the said property which are as under :-During my search, I have observed/found/seen following entries in respect of

- Agreement registered dated 1/1/2015 at the office of Joint Sub Registrar Haveli No. 10, Pune at Sr. No 20 by and between Jalan Maple Shelters through Vijay Narayan Laxmandas Kakra in respect of Flat No. D-501, Aura County and Sachin Ashok Agarwal and Manisha Haresh Kakra and Haresh
- $\dot{\nu}$ respect of Flat No. A-311 in Building A, Aura County. Haveli No. 7, Pune L & L Agreement registered dated 2/1/2015 at the office of Joint Sub Registrar at Sr. No. 57 by and between Nikhil Amruthraj Gaudhar in

- လ Sinh Kushwah in respect of Flat No. B-704 Aura County Haveli No. 7, Pune at Sr.No. 7635 by and between Nitin Subhash Madan & Varun Agreement to Sale registered dated 8/1/2015 at the office of Jt. Sub Registrar
- ₽ L & L registered dated 14/1/2015 at the office of Joint Sub Registrar Haveli No. 10 Aura County Karande and Shri. Ashish Arun Karande in respect of Flat No. 305, Building No. C Pune at Sr. No 461 by and between Suhas Arun Karande, Shri. Arun Haribhau
- ĊΩ L & L Agreement registered dated 17/1/2015 at the office of Joint Sub Registrar Haveli No. Surendra P. Khirodkar in respect of Flat No. D-202 Aura County 27, Pune at Sr. No 314 by and between Madhavi S. Khirodkar and
- တ L & L Agreement registered dated 20/1/2015 at the office of Joint Sub Registral respect of Flat No. B-709, Aura County. and between Vyankata Tajaswe Somase w/o Satyanarayan Kartik Updrastain Haveli No. 7, Pune at Sr. No. 549 by and between Bhanvarlal Poonamchand Jain
- 7 Pravinchandra Shah forself and M/s. Amit Medicals through its proprietor Shri. Amit Further Charge registered dated 29/1/2015 at the office of Joint Sub Registrar Pravinchand Shah and Pune Peoples Bank in respect of Flat No. A-203 Aura Haveli No. 19, Pune at Sr. No 1079 by Dr. Pallavi Amit Shah and Shri. Amit
- ∞ Cancellation Deed registered dated 4/2/2015 at the office of Joint Sub Registrar respect of Flat No. A-302 Aura County. Haveli No. 27, Pune at Sr. No 553 by Chintan Harshad Shah, Amo Chintan Shah in
- ထ Haveli No. 7, Pune at Sr. No. 1269 by Farzan Nari Nalawalaand between Shekhar Devidas Kankarejin respect of Flat No. B-205, Aura County. & L Agreement registered dated 13/2/2015 at the office of Joint Sub Registrar
- <u></u> L & L Agreement registered dated 20/2/2015 at the office of Joint Sub Registrar Haveli No. 7, Pune at Sr. No. 1399 by and between Sonali Milind Hardikar and Saket Varma in respect of Flat No. B-310, Aura County.
- 11. L & L Agreement registered dated 20/2/2015 at the office of Joint Sub Registrar Haveli No. 23, Pune at Sr. No 1481 by Usha Mahendra Jain & Dhanashree Arun Saraf in respect of Flat No. B-809 Aura County.
- 12 L & L Agreement registered dated 10/3/2015 at the office of Jt. Sub Registrar, Manohar Choudhari and Mitali Harshal Coudhari in respect of Flat No. C1-802 Haveli No. 7, Pune at Sr.No. 1892 by and between Vaishali Ajay Boge and Harshal
- ಧ Agreement relating to Deposit of Title Deeds registered dated 12/3/2015 at the office of Joint Sub Registrar Haveli No. 7, Pune at Sr. No 197 by State Bank of

- India, RACPC-II and Amit Dharmendra Sajwan in respect of Flat No. A-604 Aura
- L & L Agreement registered dated 20/3/2015 at the office of Joint Sub Registrar Gautam and Vatsal U. Parekhin respect of Flat No. B-307, Aura County. Haveli No. 7, Pune at Sr. No. 2178 by and between Shreya Gauram & Lata
- L & L Agreement registered dated 27/3/2015 at the office of Joint Sub Registrar and Nitinkumar Kolchand Jain in respect of Flat No. C1-903 Aura County. Haveli No. 24, Pune at Sr. No 2635 by and between Pournima Deepak Mandhve
- Agreement to Sale registered dated 15/4/2015 at the office of Joint Sub Registrar Anushka Yuvraj Takle and Sudhakar Petkar in respect of Flat No. B/309 Aura Haveli No. 18, Pune at Sr. No 2967 by and between Shivaji Biraji Takle
- 17. L & L Agreement registered dated 16/4/2015 at the office of Joint Sub Registrar Haveli No. 1, Pune at Sr. No. 2970 by and between Bhavarlal Poonamchand Jain and Seyash Phincon Pvt. Ltd. through its partner Girish Navnath Avhadin respect of Flat, Aura County
- Agreement relating to Deposit of Title Deeds registered dated 17/4/2015 at the State Bank of India and Anish P. Kulkarni in respect of Flat No. A-411 Aura County. office of Joint Sub Registrar Haveli No. 7, Pune at Sr. No 3202 by and between
- Agreement registered dated 20/4/2015 at the office of Joint Sub Registrar Haveli No. 10, Pune at Sr. No 4265 by and between M/s.Jalan Maple Shelters through Aura County. Vijay Narayan Jalan and Kavita Balramdas Daswani in respect of Flat No. A-712
- 20. Agreement registered dated 24/4/2015 at the office of Joint Sub Registrar Haveli No. 10, Pune at Sr. No 4264 by and between M/s.Jalan Maple Shelters through respect of Flat No. D-612, Aura County. Vijay Narayan Jalan and Nitin Nandkishor Chiraniya and Gunjan Nitin Chiraniya in
- 21. Agreement registered dated 5/5/2015 at the office of Joint Sub Registrar Haveli No Narayan Jalan & others and Shri. Vijay Baburao Shewale in respect of Flat No 11, Pune at Sr. No 3777 by and between M/s. Jalan Maple Shelters through Vijay 703, Building No. C Aura County.
- 22 Agreement registered dated 5/5/2015 at the office of Joint Sub Registrar Haveli No Narayan Jalan & others and Shri. Vijay Baburao Shewale in respect of Flat No 11, Pune at Sr. No 3778 by and between M/s. Jalan Maple Shelters through Vijay 801, 806, 807, 811 Building No. D Aura County
- $\frac{23}{3}$ Agreement registered dated 5/5/2015 at the office of Joint Sub Registrar Haveli No 11, Pune at Sr. No 3780 by Jalan Maple Shelters through Vijay Narayan Jalan &

- Building No. C Aura County others and Shri. Vijay Baburao Shewale in respect of Flat No. 801, 804, 805, 807
- Agreement registered dated 5/5/2015 at the office of Joint Sub Registrar Haveli No Narayan Jalan & others and Shri. Vijay Baburao Shewale in respect of Flat No 606, 607, 608, 609, 610 Building No. C Aura County. 11, Pune at Sr. No 3782 by and between M/s. Jalan Maple Shelters through Vijay
- Agreement registered dated 11/5/2015 at the office of Joint Sub Registrar Haveli Radhesham Rathi in respect of Flat No. D-601, Aura County. No. 7, Pune at Sr. No. 3614 by and between Ashish Rathi and Omprakash
- 26. Agreement registered dated 11/5/2015 at the office of Joint Sub Registrar Haveli & others and Ajay Ratanlal Agrawal & Payal Ajay Agrawal in respect of Flat No No. 11, Pune at Sr. No 3946 by Jalan Maple Shelters through Vijay Narayan Jalan 106 Building No. C-1 Aura County.
- 27. Agreement relating to Deposit of Title Deeds registered dated 18/5/2015 at the Pankar Sudhkar Petkar and HDFC Ltd. Baner Rd., Pune in respect of Flat No. Boffice of Joint Sub Registrar Haveli No. 7, Pune at Sr. No 209 by and between Shri 309 Aura County.
- 28. Agreement registered dated 20/5/2015 at the office of Joint Sub Registrar Haveli No. 10, Pune at Sr. No 5242 by and between M/s. Jalan Maple Shelters through Vijay Narayan Jalan and Suvarna Anii Deshmukh and Uddesh Uttam Lole in respect of Flat No. C-603, Aura County.
- 29. L & L Agreement registered dated 21/5/2015 at the office of Joint Sub Registrar Haveli No. 7, Pune at Sr. No. 3904 by Shri. Ajay Sakharam Bulbule & Sou. Kalindi Ajay Bulbule and Shri, Deepak Devdatta Gangwar in respect of Flat, Aura County
- 30 Deed of Transfer registered dated 25/5/2015 at the office of Joint Sub Registrar Yuvraj Takle in respect of Flat No. B-309 Aura County. Haveli No. 11, Pune at Sr. No 4003 by and between Bhivaji Biraji Takle & Anushka
- 31. Agreement registered dated 26/5/2015 at the office of Joint Sub Registrar Haveli Vijay Narayan Jalan and Atul Tejpal Shah in respect of Flat No. D-812, No. 10, Pune at Sr. No 5488 by and betweenM/s. Jalan Maple Shelters through
- 32. Agreement relating to Deposit of Title Deeds registered dated 30/5/2015 at the office of State Bank of India and Zohara Inamdar, Nazir Inamdar in respect of Flat No. D-409 Aura County Joint Sub Registrar Haveli No. 7, Pune at Sr. No 4455 by and between

- 33. Sale Deed registered dated 5/6/2015 at the office of Jt. Sub Registrar, Haveli No 27, Pune at Sr.No. 2187 by and between Jaiprakash Shivhare and Shweta Jain Swapnil Jain in respect of Flat No. A-303 Aura County Phase I.
- 34. L & L Agreement registered dated 11/6/2015 at the office of Joint Sub Registrar Sinh and Janesh Kaul in respect of Flat No. A/103 Aura County. Haveli No. 11, Pune at Sr. No 4951 by and between Sharadsinh Baghel & Priyanka
- L & L Agreement registered dated 19/6/2015 at the office of Joint Sub Registrar in respect of Flat No. D-601, Aura County. Haveli No. 7, Pune at Sr. No 4743 by Shri. Ashish Wadhva & Omprakash R. Rathi
- L & L Agreement registered dated 20/6/2015 at the office of Jt. Sub Registrar, Haveli No. 27, Pune at Sr.No. 2368 by and between Ramesh Kodopant Papinwar and Kapil Keshardas Punjabi in respect of Flat No. 501 Aura County.
- 37. Agreement registered dated 24/6/2015 at the office of Joint Sub Registrar Haveli No. 10, Pune at Sr. No 6747 by and between M/s. Jalan Maple Shelters through respect of Flat No. 101, Building No. C-1 Aura County. Vijay Narayan Jalan & others and Ajay Ratanlal Agarwal & Payal Ajay Agarwal in
- Agreement relating to Deposit of Title Deeds registered dated 26/6/2015 at the office of Joint Sub Registrar Haveli No. 7, Pune at Sr. No 3168 by and between HSBC Ltd. Nagar Rd., Pune and Swapnij Jain, Sweta Jain in respect of Flat No. A-303 Aura County.
- Agreement relating to Deposit of Title Deeds registered dated 1/7/2015 at the office and Omprakash Rathi in respect of Flat No. D-601 Aura County. of Joint Sub Registrar Haveli No. 7, Pune at Sr. No 5303 by State Bank of India
- Agreement to Sell registered dated 21/7/2015 at the office of Joint Sub Registrar Priyanka Nilesh Wadhvani (before marriage name: Priyanka Shinde) & Shri. Nilesh Santosh Wadhvani in respect of Flat No. A-209, Aura County 7, Pune at Sr. No 5433 by Shri. Saikumar Narayan Kaspa and Sou.
- 41. L & L Agreement registered dated 27/7/2015 at the office of Jt. Sub Registrar, forself and through power of attorney holder Mahavirprasad Damodarlal Mantri in Haveli No. 8, Pune at Sr.No. 7415 by and between Prabhakar Damodarlal Mantri respect of Flat No. C1-701 Aura County.
- 42 L & L Agreement registered dated 28/7/2015 at the office of Joint Sub Registrar respect of Flat No. B-604, Aura County. Haveli No. 7, Pune at Sr. No 5643 by Bhushan Subhash Mete & Daljitsinh Bhui in
- 43 Transfer Deed registered dated 30/7/2015 at the office of Joint Sub Registrar s/o. Ashok Lodha Jain in respect of Flat No. D/108 Aura County Haveli No. 11, Pune at Sr. No 6478 by Sumeet Mohan Goswami and Aditya Jain

- 44. Agreement relating to Deposit of Title Deeds registered dated 7/8/2015 at the office Bank of India RACPC and Rekha Yadav, Digvijay Yadav in respect of Flat No. B. of Joint Sub Registrar Haveli No. 7, Pune at Sr. No 3856 by and between State 106 Aura County
- 45. Mortgage Deed registered dated 11/8/2015 at the office of Joint Sub Registrar Haveli No. 7, Pune at Sr. No 6048 by and between Shri. Paresh Kirankumar Flat No. D-405, Aura County. Katariya and Jijamata Mahila Sah. Bank Ltd. Chandannagar, Pune in respect of
- Mortgage Deed registered dated 11/8/2015 at the office of Flat No. D-405, Aura County. Katariya and Jijamata Mahila Sah. Bank Ltd. Chandannagar, Pune in respect of Haveli No. 7, Pune at Sr. No 6049 by and between Shri. Paresh Kirankumar Joint Sub Registrar
- 47. Mortgage with Possession registered dated 11/8/2015 at the office No. D-405 Aura County. Chandannagar, Pune through Shri. Suhas Ambadas Dhaygude in respect of Flat alis Kirankumar Mohanlal Katariya and Jijamata Mahila Sahakari Bank Ltd., Branch prop. Sou. Harsha Paresh Katariya, Shri. Paresh Kirankumar Katariya, Shri. Kiran Registrar, Haveli No. 7, Pune at Sr.No. 6050 by and between Rewa Fasion through Jt. Sub
- 8 Agreement relating to Deposit of Title Deeds registered dated 19/8/2015 at the HDFC Ltd. Nagar Rd., Pune and Aditya A. Jain in respect of Flat No. D-108 Aura office of Joint Sub Registrar Haveli No. 7, Pune at Sr. No 691 by and between
- 49. L & L Agreement registered dated 20/8/2015 at the office of Joint Sub Registrar Haveli No. 8, Pune at Sr. No 8267 by and between Neeta Udaykumar Mane & Tarandeep Sinh in respect of Flat No. B-1 - 505, Aura County.
- 50 L & L Agreement Transfer registered dated 28/8/2015 at the office of Joint Sub Registrar Haveli No. 27, Pune at Sr. No 3311 by and between Vaishali Parag Tajanpure in respect of Flat No. B--606 Aura County Thorat and Shri. Parag Shivajirao Thorat and Shri. AkashNil Nandi & Sagar Sharad
- 51. Deed of Assignment registered dated 7/9/2015 at the office of Jt. Sub Registrar, marriage name Priyanka Shinde) in respect of Flat No. B-209 Aura County. Shri. Nilesh Haveli No. 7, Pune at Sr.No. 6827 by and between Saikumar Narayan Kaspa and Santosh Vadhawani, Sou. Priyanka Nilesh Vadhawani (before
- 52. L & L Agreement registered dated 10/9/2015 at the office of Joint Sub Registrar Vasamate & Shri. Anand S. Chavan in respect of Flat No. D-412, Aura County Haveli No. 7, Pune at Sr. No 6957 by and between Shri. Prakash Marotirao
- 53. Agreement registered dated 18/9/2015 at the office of Joint Sub Registrar Haveli No. 10, Pune at Sr. No 10491 by and between M/s. Jalan Maple Shelters through

- respect of Flat No. 501, Building No. C-1 Aura County Vijay Narayan Jalan & others and Rita Sing Dogra & Shamshersing Dogra in
- 54. L & L Agreement registered dated 21/9/2015 at the office of Joint Sub Registrar Haveli No. 7, Pune at Sr. No 11407 by and between Jaishree Pamnani & Naveen Ratnanani in respect of Flat No. B-104 Aura County.
- 55. Agreement relating to Deposit of Title Deeds registered dated 9/10/2015 at the Wakadewadi Br., Pune and Shivkumar Rammurti, Lalitha Shivkumar in respect of Flat No. 405 building no. C(C-1) Aura County. office of Jt. Sub Registrar, Haveli No. 21, Pune by and between State Bank of India
- L & L Agreement registered dated 17/10/2015 at the office of Jt. Sub Registrar, respect of Flat No. A-311 Aura County. Haveli No. 7, Pune at Sr. No. 7910 by and between Piyush M. Doshi and Anil Pal in
- 57. L & L Agreement registered dated 17/10/2015 at the office of Jt. Sub Registrar, Sushil Kumar Parashar in respect of Flat No.A-408 Aura County. Haveli No. 7, Pune at Sr. No. 7925 by and between Sou. Nisha Vachchani and Shri
- L & L Agreement registered dated 17/10/2015 at the office of Jt. Sub Registrar, Pawankumar Sinha and Sou. Manjula Dwivedi in respect of Flat No. A-407 Aura Haveli No. 7, Pune at Sr.No. 7926 by and between Sou. Nisha Vachchani and Shri.
- Agreement to Sale registered dated 19/10/2015 at the office of Jt. Sub Registrar, Nemichand Motilal Kankariya and Bhagyashree Nemichand Kankariya in respect of Haveli No. Flat No. C-104 Aura County. 10, Pune at Sr.No. 11737 by and between Om Sai Homes and
- 60. L & L Agreement registered dated 25/10/2015 at the office of Jt. Sub Registrar, Pradeepkumar Shrivastav in respect of Flat No. A-605 Aura County Haveli No. 23, Pune at Sr.No. 8878 by and between Shyam Juriasinghani and
- L & L Agreement registered dated 31/10/2015 at the office of Jt. Sub Registrar, POA Hari Murjani in respect of Flat No. C-308 Aura County. Haveli No. 23, Pune at Sr.No. 9067 by and between Shri. Inder Moor Jani through
- L & L Agreement registered dated 2/11/2015 at the office of Jt. Sub Registrar, and Swapna Velankar inrespect of Flat No. B1-404 Aura County Pune at Sr.No. 10522 by and between Milan More and Sagar More
- Bharusing Rajpurohit and Sou. Kanta Ashok Rajpurihot in respect of Flat No. B-1 Transfer Deed registered dated 6/11/2015 at the office of Jt. Sub Registrar, Haveli 401 Aura County Phase III. 27, Pune at Sr.No. 3951 by and between Anita Anil Kale

- 64. L & L Agreement registered dated 7/11/2015 at the office of Jt. Sub Registrar, Milind Narayan Lele in respect of Flat No. B1 - 303 Aura County Haveli No. 4, Pune at Sr.No. 13397 by and between Madhuri Kishor Duthade and
- 65 L & L Agreement registered dated 20/11/2015 at the office of Jt. Sub Registrar, Amol Kumar Parida in respect of Flat No. D-401 Aura County. Haveli No. 4, Pune at Sr.No. 13641 by and between Shankar Idandas Dawra and
- 66 L & L Agreement registered dated 20/11/2015 at the office of Jt. Sub Registrar, Arun Pundlik Mahajan in respect of Flat No. B-410 Aura County. Haveli No. 4, Pune at Sr.No. 13643 by and between Sunanda Pravin Choure and
- Agreement relating to Deposit of Title Deeds registered dated 22/11/2015 at the Flat No. 304 building no. C(C-1) Aura County Ph. III. office of Jt. Sub Registrar, Haveli No. 21, Pune by and between State Bank of India Wakadewadi Br., Pune and Sanghmitra Gaikwad and Snehal Gaikwad in respect of
- Deed of Assignment registered dated 24/11/2015 at the office of Jt. Sub Registrar, Haveli No. 7, Pune at Sr.No. 8891 by and between Nitin Subhash Madan and Varun Sinh Kushwah in respect of Flat No. A-704 Aura County
- L & L Agreement registered dated 26/11/2015 at the office Jt. Sub Registrar, Haveli of Flat No. 504 Aura County. Shri. Shailesh Avinash Gunphekar and Shri. Sanjay Santoshkumar Jain in respect No. 2, Pune at Sr.No. 9010 by and between Sou. Pallavi Shailesh Gunphekar and
- 70. L & L Agreement registered dated 28/11/2015 at the office of Jt. Sub Registrar, Puranjaya Swine in respect of Flat No. 503 Aura County. 23, Pune at Sr.No. 9685 by and between Bhaskar Deshmukh and
- 71. L & L Agreement registered dated 28/11/2015 at the office of Jt. Sub Registrar, Dudhankar and Vishwanath Bhave in respect of Flat No. 504 Aura County Pune at Sr.No. 7686 by and between Deepak Vijaykumar
- 72 Agreement to Sale registered dated 30/11/2015 at the office of Jt. Sub Registrar, through power of attorney holder Deepak Dhansing Patil in respect of Flat No. C-Haveli No. 11, Pune at Sr.No. 9755 by and between Dr. Kalpana Dhansing Patil
- 73. Agreement relating to Deposit of Title Deeds registered dated 1/12/2015 at the office of Jt. Sub Registrar, Haveli No. 7, Pune by and between State Bank of India Amalner and Shri. Mukund Madhukar Vispute in respect of Flat No. C-608 Aura
- 74. L & L Agreement registered dated 4/12/2015 at the office of Jt. Sub Registrar, and Ravi Kantilal Panchani in respect of Flat No. B-401 Aura County. Haveli No. 4, Pune at Sr.No. 14210 by and between Kishor Prabhakar Tarawade

- 3 L & L Agreement registered dated 5/12/2015 at the office of Jt. Sub Registrar, Haveli No. 27, Pune at Sr.No. 4109 by and between Arun M. Chandwani and Nikhil Eknath Varade in respect of Flat No. C-1 - 1005 Aura County - Phase III.
- Agreement relating to Deposit of Title Deeds registered dated 8/12/2015 at the office of Jt. Sub Registrar, Haveli No. 21, Pune Sr. No. 9730 by and between State Bank of India Swargate Br., Pune and Varun Singh Kushwah in respect of Flat No. 704 building no. A, Aura County Ph. III.
- 77. Agreement relating to Deposit of Title Deeds registered dated 16/12/2015 at the office of Jt. Sub Registrar, Haveli No. 7, Pune Sr. No. 1252 by and between United Bank of India Kalyaninagar and Shri. Rajpurohit, Kanta Ashok Kumar Rajpurhoit in respect of Flat No. 401 Aura County.
- 78. Agreement relating to Deposit of Title Deeds registered dated 16/12/2015 at the office of Jt. Sub Registrar, Haveli No. 21, Pune sr. No. 10011 by and between State respect of Flat No. 205 building no. C-1) Aura County Ph. III. Bank of India Wakadewadi Br., Pune and Somendrakuamr Singh and Priti Singh in
- 79. L & L Agreement registered dated 19/12/2015 at the office Jt. Sub Registrar, Haveli No. 4, Pune at Kale in respect of Flat No. A-707 Aura County. Sr.No. 14829 by and between Vijay Karpe and Anand Vasantrao
- Transfer Deed registered dated 21/12/2015 at the office of Jt. Sub Registrar, Haveli power of attorney holder Deepak Dhansing Patil in respect of Flat No. C-306 Aura No. 11, Pune at Sr.No. 10397 by and between Dr. Kalpana Dhansing Patil through
- 81. Agreement relating to Deposit of Title Deeds registered dated 30/12/2015 at the office of Jt. Sub Registrar, Haveli No. 21, Pune Sr. No. 10310 by and between LIC Housing Finance Ltd., Pune and Shirsat Smita in respect of Flat No. C-105 Aura

in the Year 2016:-

During my search, I have observed/found/seen following entries in respect of the said property which are as under :-

- Leave & License dated 5/1/2016 at the office of Joint Sub Registrar Haveli No. 4, Pune respect of Flat No.D-109, Aura County at Sr.No. 194 by and between Vidya Kishor Gore and Anupamakeerti Nayudu Dhara in
- $\dot{\wp}$ Deed of Assignment registered dated 6/1/2016 at the office of Joint Sub Registrar Jasbirsinh Saroy and Aprna Arvind Prabhudesai in respect of Flat No. B-703, Aura Haveli No. 7, Pune at Sr. No. 195 by and between Jasbirsinh Saroy and Mrs.

- ယ Pune at Sr.No. 791 by and between Anish Prakash Kulkarni and Sagar Vishwas in Leave & License dated 7/1/2016 at the office of Joint Sub Registrar Haveli No. 11, respect of Flat No.A-411, Aura County.
- 4 Rathi and Smita Nandkishor Shirsat in respect of Flat No. C-105, Aura County. 7, Pune at Sr. No. 290 by and between Murlidhar Bardinarayan Rathi, Vimal Murlidhar Transfer Deed registered dated 8/1/2016 at the office of Joint Sub Registrar Haveli No.
- Ġ Anupam Sharma and Garima Sharma in respect of Flat No. 404, Aura County Ph. I. Registrar Haveli No. 27, Pune at Sr. No. 48 by and between Shobha Chougule and Leave and License Agreement registered dated 8/1/2016 at the office of Joint Sub
- Ashish D. Raut in respect of Flat No. 901 Building No. B(B-1) Aura County. Agreement Relating to Deposit of Title Deeds dated 9/1/2016 at the office of Joint Sub Registrar Haveli No. 21, Pune at Sr.No. 254 by and between State Bank of India and
- Agreement Relating to Deposit of Title Deeds dated 12/1/2016 at the office of Joint Sub Chaitanya D. Kulkarni in respect of Flat No. 202 Building No. B(B-1) Aura County. Registrar Haveli No. 9, Pune at Sr.No. 111 by and between State Bank of India and
- œ Ramnath Salunke in respect of Flat No. D-605, Aura County Ph. I. Agreement registered dated 13/1/2016 at the office of Joint Sub Registrar Haveli No. 10, Pune at Sr. No. 656 by and between M/s. Jalan Maple Shelters and Ganesh
- ထ Leave and License Agreement registered dated 2/2/2016 at the office of Joint Sub Sou. D. R. Kadir & Gursimran Singh in respect of Flat No. D-309, Aura County Registrar Haveli No. 27, Pune at Sr. No. 251 by and between Rafique Yusuf Kadir and
- 10. Leave and Licence Agreement registered dated 8/2/2016 at the office of Joint Sub and Ranesh Kumar Aratisinh in respect of Flat No. A-507, Aura County, Registrar Haveli No. 7, Pune at Sr. No. 1302 by and between Anil Atmaram Mohkar
- 11. Leave & License dated 22/2/2016 at the office of Joint Sub Registrar Haveli No. 4, Pune at Sr.No. 2363 by and between Vikram Bhausaheb Wagh and Vijaysingh Jagdevsingh Shekhawat in respect of Flat No.C1 -105, Aura County.
- 12. Leave and Licence Agreement registered dated 24/2/2016 at the office of Joint Sub Gautam in respect of Flat No. 307, Aura County. Registrar Haveli No. 7, Pune at Sr. No. 1820 by and between Lata Gautam and Shreya
- 13. Leave and License Agreement registered dated 28/2/2016 at the office of Joint Sub Registrar Haveli No. 23, Pune at Sr. No. 1725 by and between Ashish Arun Karande, Vadera in respect of Flat No. C-305, Aura County Ph. I. Arun Haribhau Karande and Suhas Arun Karande and Gaurav Shrikant Kalkar and Rita
- 14. Agreement to Sale registered dated 1/3/2016 at the office of Joint Sub Registrar Haveli No. 27, Pune at Sr.No. 571 by and between Shri. Arun Murlidhar Chandwani and Shri.

- Kedar Ramakantrao Ratkanthwar and Mrs. Preeti Kedar Ratkanthwar in respect of Flat No. 1005 Building No. C(C-1) Aura County.
- 혉 Agreement Relating to Deposit of Title Deeds dated 2/3/2016 at the office of Joint Sub Kishor Prabhakar Tarawade in respect of Flat No. B-401 Wing B, Aura County Registrar Haveli No. 22, Pune at Sr.No. 1767 by and between Bank of Baroda and
- ठ Agreement Relating to Deposit of Title Deeds dated 5/3/2016 at the office of Joint Sub Poonam A. Awachar, Ajay T. Awachar in respect of Flat No. 806 Wing B-1, Aura Registrar Haveli No. 21, Pune at Sr.No. 1638 by and between State Bank of India and
- Agreement Relating to Deposit of Title Deeds dated 8/3/2016 at the office of Joint Sub Ankita Maheshwari, Aditya Maheshwari in respect of Flat No. C-501, Aura County. Registrar Haveli No. 22, Pune at Sr.No. 1936 by and between HDFC Ltd. Indor and
- ऴ Agreement registered dated Mittala and Rohit Ajaykumar Mittal in respect of Flat No. D-703, Aura County Ph. I. 10, Pune at Sr. No. 4640 by and between M/s. Jalan Maple Shelters and Rani Rohit 28/3/2016 at the office of Joint Sub Registrar Haveli No.
- Agreement Relating to Deposit of Title Deeds dated 2/4/2016 at the office of Joint Sub Umeshkumar Jain, Abhilasha in respect of Flat No. 802 Wing B, Aura County. Registrar Haveli No. 11, Pune at Sr.No. 1209 by and between State Bank of India and
- 20. Leave and License Agreement registered dated 3/4/2016 at the office of Joint Sub Sonavane and Shri. Anil Kumar Kariveda in respect of Flat No. C-306, Aura County Registrar Haveli No. 23, Pune at Sr. No. 2890 by and between Sandeep Haribhau
- 21. Leave and License Agreement registered dated 6/4/2016 at the office of Joint Sub Kukreja and Abhishek Soni in respect of Flat No. 404, Aura County Ph. I. Registrar Haveli No. 26, Pune at Sr. No. 3152 by and between Taradevi Manoharlal
- 23 Deed of Assignment registered dated 16/4/2016 at the office of Joint Sub Registrar Kangne in respect of Flat No. 407, B wing, Aura County Haveli No. 7, Pune at Sr.No. 3504 by and between Lalit Agarwal and Dipendra Shamu
- 23 Agreement Relating to Deposit of Title Deeds dated 11/5/2016 at the office of Joint Sub Pimpri and Pournima Modhave, Deepak Modhave in respect of Flat No. 903 Building Registrar Haveli No. No. C(C-1) Aura County 5, Pune at Sr.No. 427 by and between Punjab National Bank
- 24. Deed of Assignment registered dated 13/5/2016 at the office of Joint Sub Registrar of Flat No. 1005, C(C-1) wing, Aura County Ph. III. Sou. Preeti Kedar Ratkanthawar and Shri. Kedar Ramakantrao Ratkanthwar in respect Haveli No. 7, Pune at Sr.No. 4412 by and between Shri. Arun Mulidhar Chanwani and

- 25. Agreement Relating to Deposit of Title Deeds dated 16/5/2016 at the office of Joint Sub Pritee K. Ratkanthwar, Kedar K. Ratkanthwar in respect of Flat No. 1005 Aura County. Registrar Haveli No. 7, Pune at Sr.No. 671 by and between State Bank of India and
- 28 Leave & License dated 19/5/2016 at the office of Joint Sub Registrar Haveli No. respect of Flat No. B -303, Aura County. Pune at Sr.No. 6933 by and between Madhavi Ketan Gole and Nidhi Abhishek Rai in
- Aura County Ph. III. Chandrashil Rajendra Choudhari) in respect of Flat No. 405, Building No. B(B-1) wing Dineshchand Bharati Haveli No. 7, Pune at Sr.No. 4765 by and between Radhika Dattatray Pawar and Dr. Agreement to Sale registered dated 25/5/2016 at the office of Joint Sub Registrar and Sou. Chandrasheel Bharati (before marriage name :
- 28. Agreement Relating to Deposit of Title Deeds dated 1/6/2016 at the office of Joint Sub Manmeet Singh in respect of Flat No. 207 Wing A, Aura County Registrar Haveli No. 15, Pune at Sr.No. 795 by and between State Bank of India and
- 29. Agreement to Sale dated 1/6/2016 at the office of Joint Sub Registrar Haveli No. 11. Pune at Sr.No. 5533 by and between Jalan Maple Shelters and Sou. Pooja Shivkumar Lohiya and Shivkumar Sureshji Lohiya in respect of Flat No.D-811 Aura County
- 30. Agreement registered dated 2/6/2016 at the office of Joint Sub Registrar Haveli No. 10 Tulsani in respect of Flat No. D-701, Aura County Ph. I. Pune at Sr. No. 8706 by and between M/s. Jalan Maple Shelters and Vinod Amrutial
- 31. Agreement Relating to Deposit of Title Deeds dated 7/6/2016 at the office of Joint Sub Manmeet Singh in respect of Flat No. 207 Wing A, Aura County. Registrar Haveli No. 15, Pune at Sr.No. 826 by and between State Bank of India and
- 32. Agreement Relating to Deposit of Title Deeds dated 15/6/2016 at the office of Joint Sub Ltd., and Registrar Haveli No. Sonal Mahales, Harshal Nikam in respect of Flat No. C(C-1) - 406, Aura 22, Pune at Sr.No. 4176 by and between LIC Housing Finance
- င္ယ Agreement to Sale dated 28/6/2016 at the office of Joint Sub Registrar Haveli No. 11, Ghanshyam Gikdwani in respect of Flat No.D-602, Aura County. Pune at Sr.No. 6190 by and between Jalan Maple Shelters and Shri. Sanjay
- 34 Transfer Deed registered dated 2/7/2016 at the office of Joint Sub Registrar Haveli No. Bharati and Sou. Chandrasheel Bharati (before marriage name: Chandrashil Rajendra 7, Pune at Sr.No. 6170 by and between Radhika Dattatray Pawar and Dr. Dineshchand Choudhari) in respect of Flat No. 405, Building No. B(B-1) wing, Aura County Ph. III
- Leave and License Agreement registered dated 2/7/2016 at the office of Joint Sub Registrar Haveli No. 27, Pune at Sr. No. 1886 by and between Atulya Kumar Mohanti

Aura County. and Shashank Shekhar Tripathi and Ankurchand Siddhani in respect of Flat No. D-305

- န္ပ Agreement to Sale registered dated 7/7/2016 at the office of Joint Sub Registrar Haveli No. 23, Pune at Sr.No. 5640 by and between M/s. Jalan Maple Shelters and Sou. Chhaya Pradip Jain in respect of Flat No. B-805, Aura County.
- 37. Leave and Licence Agreement registered dated 25/7/2016 at the office of Joint Sub Sanjot Shirpurkar in respect of Flat No. A-311, Aura County. Registrar Haveli No. 7, Pune at Sr. No. 6752 by and between Piyush M. Doshi and
- 8 Agreement Relating to Deposit of Title Deeds dated 1/8/2016 at the office of Joint Sub Building No. B-1 Aura County. Ganesh Raosaheb Godge, Bhyagashree Ganesh Godge in respect of Flat No. 104 Registrar Haveli No. 10, Pune at Sr.No. 567 by and between State Bank of India and
- ĊΠ and some of registers were missing and some of the pages of the registers were in torn It is the fact that the record in these offices of Sub-Registrar is not maintained properly property, except the above mentioned transactions available record, I do not found any adverse or cross entry in respect of the said conditions and were also not in readable condition. However upon the perusal of
- Ò I have made search of the said property in the Sub Registrar Offices, Haveli 1 to 28 are not properly maintained and are also in torn and mutilated condition. Pune and further, records preserved by the officers of the Sub-Registrar of Assurances http://esearch.igrmaharashtra.gov.in. and some data are not properly updated 읔 the website There is <u></u>
- .7 This search report is subject to the Index II Registers/Records which were available to me for search and on the said Web Site made

Hence this Search Report

Pune

Date: - 09/08/2016

Advocate

(Mr, Tushar R. Patil)

Enclosures:

-) E- Challan vide GRN No. 003278124201617E dated 5/08/2016.
- 2) Receipt No. 130381 dated 09/08/2016



CHALLAN MTR Form Number-6

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	Details of property of which document has to be searched	Dist :Pune Village :Wagholi(avhalwadi) S.No/CTS No/G.No. : 1347
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Tushar R. Patil

B.S.L., EL.B.

ADVOCATE

Mobile No. - 8087160209

Narmaheel, Survey No. 56/2/30 Ground Floor, Kawadenagar, Behind Ganesh Magal Karyalay, Pimple Gurav, Pune - 411 061.

SEARCH REPORT

Date: - 09/08/2016

. Description of Property:-

Property"). Haveli, District Pune within the limits of Zilla Parishad Pune. (Hereinafter referred to as "the said admeasuring 19 Hectares 08 Ares bearing Gat No. 134/A/2, situated at Village Wagholi, Tal. All that piece and parcel of Land admeasuring 00 Hectare 80 Ares out of total area

- I was instructed by Advocate Nitin K. Joshi, to take search of the said property from the Index II registers maintained at Sub-Registrar's Offices Haveli, Pune for last 2 years i.e from the year of2015 to 2016.
- လု government vide GRN No: MH003278124201617E. I have obtained the Accordingly, I have commenced my search and completed it. I have made the online bearing No. 103392. The said Challan and receiptsis attached with the present Search Department of Registration and Stamps. The payment of search Fees is paid to application for search on 05/08/2016at website of Government of Maharashtra, receipt
- 4. I have perused the Index II registers for the years 2015 to 2016. I have also conducted 2015 to 2016. I have come across the following entries regarding the said property. taken online search on the web site http://esearch.igrmaharashtra.gov.in from the year search of the said property in the Sub-Registrar Offices of Haveli, Pune. I have also

In the Year 2015:-

the said property which are as under :-During my search, I have observed/found/seen following entries in respect of

- Agreement registered dated 9/1/2015 at the office of Joint Sub Registrar Haveli No. 806, Phase II, Aura County. Sachin Ashok Agarwal in favour of Seema Jagdeep Singh in respect of Flat No.F-10, Pune at Sr. No 358 by Jalan Maple Shelters through Vijay Narayan Jalan and
- 'n Sachin Ashok Agarwal in favour of Vrushali Hitendra Somani in respect of Flat Agreement registered dated 9/1/2015 at the office of Joint Sub Registrar Haveli No. No.F- 807, Phase II, Aura County. 10, Pune at Sr. No 359 by Jalan Maple Shelters through Vijay Narayan Jalan and

- ယ Agreement relating to deposit of Title Deeds, pawn registered dated 25/02/2015 at Jalgaon in favour Santosh Kawarlal Jain in respect of Flat No. D - 1012, Phase I, the office of Joint Sub Registrar Haveli No. 19, Pune at Sr. No. 126 by HDFC Ltd Aura County
- 4. Agreement relating to deposit of Title Deeds, pawn registered dated 22/04/2015 Flat No. F- 809, Phase II, Aura County. Nashik Branch in favour Nitin Vitthalrav Gaware, Shweta Nitin Gaware in respect of the office of Joint Sub Registrar Haveli No. 10, Pune at Sr. No. 313 by HDFC Ltd
- S Agreement registered dated 30/04/2015 at the office of Joint Sub Registrar Haveli F- 306, Phase II, Aura County in favour of Snehal Sunil Kulkarni, Sunil Prabhakar Kulkarni in respect of Flat No No. 10, Pune at Sr. No. 4502 by Jalan Maple Shelters through Vijay Narayan Jalan
- တ Phase II, Aura County. in favour Anil Yashwant Pandit, Siddhesh Anil Pandit in respect of Flat No. F- 504 No. 10, Pune at Sr. No. 4503 by Jalan Maple Shelters through Vijay Narayan Jalan Agreement registered dated 30/04/2015 at the office of Joint Sub Registrar Haveli
- $^{\sim}$ No. 10, Pune at Sr. No. 4511 by Jalan Maple Shelters through Vijay Narayan Jalan Agreement registered dated 30/04/2015 at the office of Joint Sub Registrar Haveli in favour Smita Ravindra Deshpande, respect of Flat No. F- 307, Phase II, Aura County. Ravindra Jagannathrav Deshpande in
- ∞ of India in favour of Anil D Raut in respect of Flat No. F- 710, Phase II, Aura the office of Joint Sub Registrar Haveli No. 10, Pune at Sr. No. 4510 by State Bank Agreement relating to deposit of Title Deeds, pawn registered dated 1/06/2015 at
- ထ Maple Shelters through Vijay Narayan Jalan in respect of registered Sale Deed No Correction Deed registered dated 02/06/2015 at the office of Joint Sub Registral Haveli No. 23, Pune at Sr. No. 4365 by Pradeep Prakash Ubale in favour Jalan
- 0 Ltd in favour Snehal Sunil Kulkarni, Sunil Prabhakar Kulkarni in respect of Flat No the office of Joint Sub Registrar Haveli No. 10, Pune at Sr. No. 430 by Axis Bank Agreement relating to deposit of Title Deeds, pawn registered dated 16/06/2015 at F- 306, Phase II, Aura County
- 11. Agreement registered dated 19/06/2015 at the office of Joint Sub Registrar Havel in favour Sudhir Padmakar Kulkarni in respect of Flat No. F- 706, Phase II, Aura No. 10, Pune at Sr. No. 6567 by Jalan Maple Shelters through Vijay Narayan Jalan
- 12. Agreement relating to deposit of Title Deeds, pawn registered dated 23/06/2015 at the office 오, Joint Sub Registrar Haveli No. 21, Pune at Sr. No. 5109 by LIC

in respect of Flat No. F- 307, Phase II, Aura County. Housing Finance Ltd in favour Ravindra J Deshpande, Smita Ravindra Deshpande

Agreement relating to deposit of Title Deeds, pawn registered dated 12/10/2015 at of India in favour Neelesh Kumar Gupta, Srishti Gupta in respect of Flat No. F- 502, the office of Joint Sub Registrar Haveli No. 21, Pune at Sr. No. 8101 by State Bank Phase II, Aura County.

In the Year 2016:-

the said property which are as under :-During my search, I have observed/found/seen following entries in respect of

- Agreement registered dated 11/04/2016 at the office of Joint Sub Registrar Haveli No. 10, Pune at Sr. No. 5431 by Jalan Maple Shelters through Vijay Narayan Jalan Flat No. F- 1007, Phase II, Aura County. in favour Of Sonia Amal Rafel, Sofia Amal Rafel, Amal Anthony Rafel in respect of
- $\dot{\nu}$ Agreement relating to deposit of title deeds, pawan registered dated 30/07/2016 at Phase II, Aura County. of India in favour of Shweta Khare, Prinyanka Khare in respect of Flat No. F- 802 the office of Joint Sub Registrar Haveli No. 21, Pune at Sr. No. 7408 by State Bank
- ά property, except the above mentioned transactions. available record, I do not found any adverse or cross entry in respect of the said conditions and were also not in readable condition. However upon the perusal of and some of registers were missing and some of the pages of the registers were in torn It is the fact that the record in these offices of Sub-Registrar is not maintained properly
- တ I have made search of the said property in the Sub Registrar Offices, Haveli 1 to 28 http://esearch.igrmaharashtra.gov.in. are not properly maintained and are also in torn and mutilated condition. Pune and further, records preserved by the officers of the Sub-Registrar of Assurances and some data are 헍 properly updated 음 Ħe website There is
- This search report is subject to the Index II Registers/Records which were made available to me for search and on the said Web Site

Hence this Search Report

Date: - 09/08/2016

(Mr. Tushar R. Patil)

Advocate

Enclosures:

E- Challan vide GRN No. 003278124201617E dated 5/08/2016

Receipt No. 103392 dated 09/08/2016.



MTR Form Number-6 CHALLAN

USER

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- 1) Search Report dated 09/08/2016 in respect of Gat No.1347/1, 1347/5
- 2) Search Report dated 09/08/2016 in respect of Gat No.1343/A-2
- 3) E Challan for Search bearing No. MH00327812420201617 E dated 05/08/2016
- 4) Receipt bearing Nos. 103381 and 103392 both dated 09/08/2016.